

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 6133-6235 EAST STASSNEY LANE IN THE  
3 MCKINNEY NEIGHBORHOOD PLAN AREA FROM COMMUNITY  
4 COMMERCIAL-MIXED USE-NEIGHBORHOOD PLAN (GR-MU-NP)  
5 COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICE-CONDITIONAL  
6 OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) COMBINING DISTRICT.  
7

8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from community commercial-mixed use-neighborhood plan (GR-  
12 MU-NP) combining district to limited industrial service-conditional overlay-neighborhood  
13 plan (LI-CO-NP) combining district on the property described in Zoning Case No. C14-  
14 2008-0200, on file at the Neighborhood Planning and Zoning Department, as follows:  
15

16 A 37.0 acre tract of land, more or less, out of the Santiago Del Valle Grant, the  
17 tract of land being more particularly described by metes and bounds in Exhibit "A"  
18 incorporated into this ordinance (the "Property"),  
19

20 locally known as 6133-6235 East Stassney Lane, in the City of Austin, Travis County,  
21 Texas, and generally identified in the map attached as Exhibit "B".  
22

23 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
24 Property may be developed and used in accordance with the regulations established for the  
25 limited industrial service (LI) base district, and other applicable requirements of the City  
26 Code.  
27

28 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
29 established by this ordinance is subject to the following conditions:  
30

- 31 A. A site plan or building permit for the Property may not be approved,  
32 released, or issued, if the completed development or uses of the Property,  
33 considered cumulatively with all existing or previously authorized  
34 development and uses, generate traffic that exceeds 2000 trips per day.  
35  
36 B. A 100-foot wide building setback shall be established along the south  
37 property line.

1  
2 C. A 50-foot wide building setback shall be established along the east property  
3 line.

4  
5 D. Basic industry use and resource extraction use are prohibited use of the  
6 Property.

7  
8 **PART 4.** The Property is subject to Ordinance No. 021010-12b that established the  
9 McKinney neighborhood plan combining district.

10  
11 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2008.

12  
13 **PASSED AND APPROVED**

14  
15  
16 §  
17 §  
18 \_\_\_\_\_, 2008 § \_\_\_\_\_  
19 Will Wynn  
20 Mayor

21  
22  
23 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
24 David Allan Smith Shirley A. Gentry  
25 City Attorney City Clerk

EXHIBIT A

**Smith School Road  
Tract B**STATE OF TEXAS  
COUNTY OF TRAVIS

BEING A 37.00 ACRE TRACT OF LAND OUT OF THAT CERTAIN 309.157 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY BERTHA N. SMITH AND DESCRIBED IN VOLUME 7113, PAGE 236 et seq. OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING SITUATED IN AND OUT OF THE SANTIAGO DEL VALLE GRANT SAID TRAVIS COUNTY, THIS TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: WITH ALL BEARINGS BEING DERIVED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS, POST PROCESSED BY (OPUS), TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD/83):

**BEGINNING**, at a 1/2 inch iron rod, found, on the southeast right-of-way line of Stassney Lane, variable width roadway, as described in Volume 10336, Page 140 of the Real Property Records of Travis County, Texas, being the west corner of Lot 1, Block C, Expo Center Section One, as shown on map recorded in Volume 100, Page 89, of the Plat Records of Travis County, Texas;

**THENCE**, South 47° 15' 26" East, with the southwest boundary of said Lot 1 and Lot 2, said Block C, Expo Center Section One, past the common south corner of said Lot 2 and Lot 4, Block C, Expo Center Section One as recorded in plat map TRV. 200200021, of the Official Public Records of Travis County, Texas, in all a distance of 1,289.49 feet, to a 5/8 inch iron rod, found, on the most southerly southeast boundary line of said 309.157 acre tract of land, same line being the most northerly northwest boundary line of that certain 49.384 acre tract of land, described in Volume 4191, Page 1562 of the Deed Records of Travis County, Texas, for the east corner of this tract, same point being the south corner of said Lot 4, Block C, Expo Center Section One;

**THENCE**, South 27° 42' 05" West, with above described common boundary line of the 309.157 acre and 49.384 acre tracts of land, a distance of 877.94 feet, to a 1/2 inch iron rod, in rock mound found, for the south corner of this tract, same point being the most westerly south corner of said 309.157 acre tract of land and same point being an interior corner of said 49.384 acre tract of land;

**THENCE**, North 62° 17' 59" West, with the most southerly southwest boundary line of said 309.157 acre tract of land, same line being the most southerly northeast boundary line of said 49.384 acre tract of land, a distance of 697.66 feet, to a 5/8 inch iron rod, found, for a corner of this tract, same point being a corner of said 49.384 acre tract;

THENCE, continuing with said most southerly southwest boundary line of the 309.157 acre tract of land, same line being the northeast boundary line of that certain 103.771 acre tract of land described in Volume 12649, Page 737, of the Real Property Records of Travis County, Texas, which 103.771 acre tract of land being the remainder of that certain 227 acres of land, described in three tracts of land in Volume 4791, Page 105 et seq. of the Deed Records of Travis County, Texas, the following courses and distances;

THENCE, North 54° 15' 32" West, a distance of 74.46 feet, to a 1/2 inch iron rod, found;

THENCE, North 60° 30' 49" West, a distance of 211.31 feet, to a 1/2 inch iron rod, found;

THENCE, North 66° 51' 15" West, a distance of 81.56 feet, to a 1/2 inch iron rod, found;

THENCE, North 72° 41' 57" West, a distance of 144.12 feet, to a 5/8 inch iron rod, found;

THENCE, North 72° 52' 49" West, a distance of 288.08 feet, to a 3/4 inch iron rod, found;

THENCE, North 72° 57' 26" West, a distance of 155.77 feet, to a 5/8 inch iron rod, with plastic cap, stamped "TEXAS GLO", found on the southeast right-of-way of said Stassney Lane, for the west corner of this tract;

THENCE, North 36° 13' 46" East, with said southeast right-of-way line of Stassney Lane, a distance of 462.89 feet, to a 5/8 inch iron rod, with plastic cap, stamped "TEXAS GLO", found, for a point of curvature of a circular curve to the right;

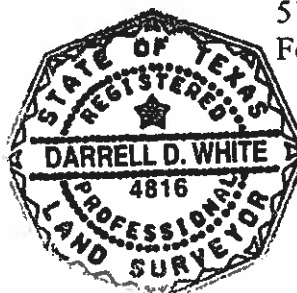
THENCE, 517.10 feet along the arc of said curve to the right having a central angle of 17° 25' 41", a radius of 1,700.00 feet, a chord bearing and distance of North 44° 56' 36" East, 515.11 feet, to a 5/8 inch iron rod, with plastic cap, stamped "TEXAS GLO", found, for a corner of this tract;

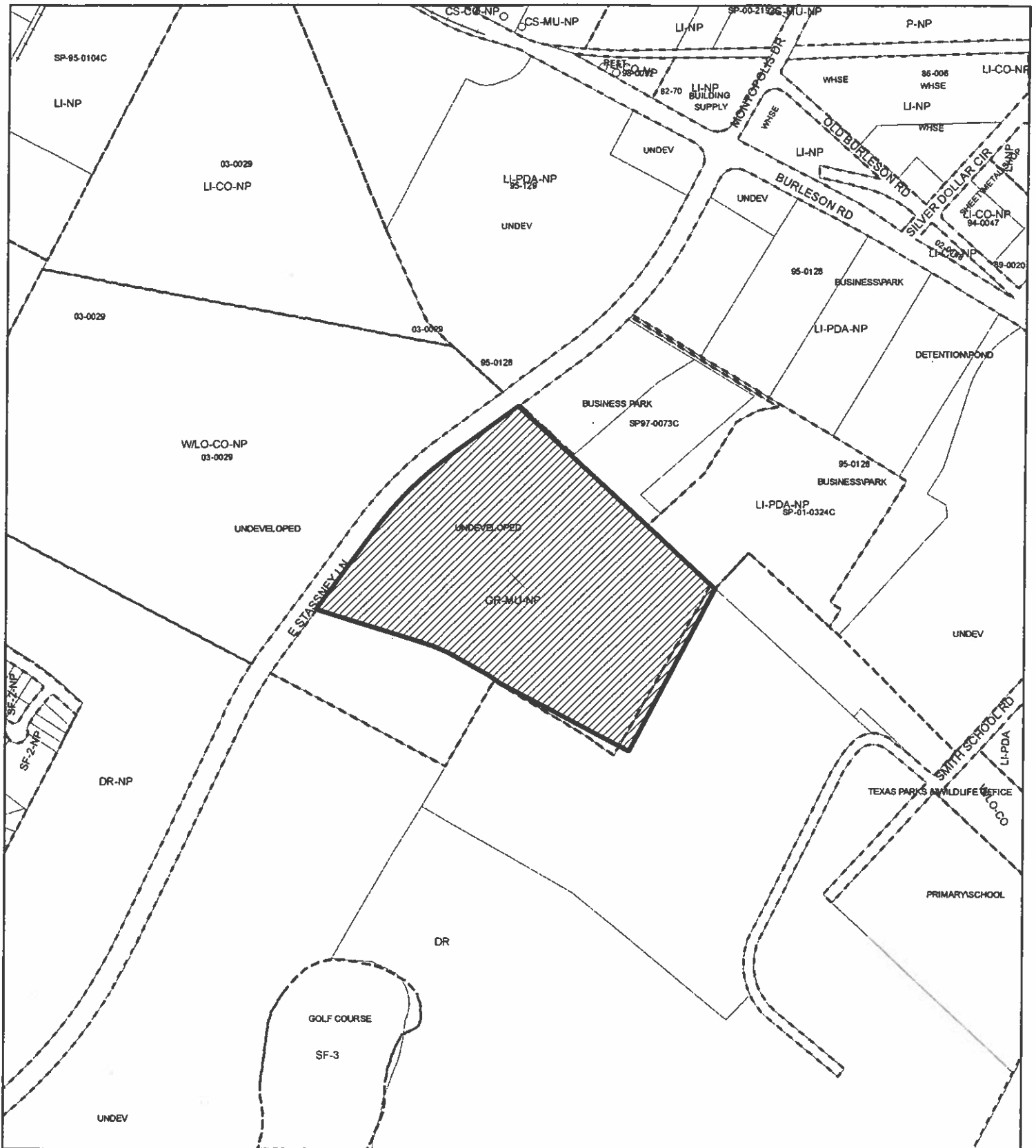
THENCE, North 53° 39' 26" East, continuing with said southeast right-of-way line of Stassney Lane, a distance of 400.47 feet, to the **Place of Beginning** and containing 37.00 acres of land.

 7-22-08

Darrell D. White  
Registered Professional Land Surveyor  
Texas Registration No. 4816




Prepared by: SURVCON INC.  
400 West 15<sup>th</sup> Street, suite 430  
Austin, Texas 78701  
512-457-7870  
February, 27, 2008





## ZONING EXHIBIT B



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

ZONING CASE#: C14-2008-0200  
 ADDRESS: 6133-6235 E STASSNEY LANE  
 SUBJECT AREA: 37.000 ACRES  
 GRID: K16  
 MANAGER: W. RHOADES



1" = 600'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.